

RENTON CITY COUNCIL
Regular Meeting

April 28, 2008
Monday, 7 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Denis Law called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF
COUNCILMEMBERS**

MARCIE PALMER, Council President; DON PERSSON; KING PARKER; RICH ZWICKER; GREG TAYLOR; RANDY CORMAN. MOVED BY PALMER, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMEMBER TERRI BRIERE. CARRIED.

**CITY STAFF IN
ATTENDANCE**

DENIS LAW, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Public Works Administrator; ALEX PIETSCH, Community and Economic Development Administrator; REBECCA LIND, Planning Manager; TERRY HIGASHIYAMA, Community Services Administrator; TIM LAWLESS, Housing Repair Coordinator; MARTY WINE, Assistant CAO; DEPUTY CHIEF MARK PETERSON, Fire Department; DEPUTY CHIEF TIM TROXEL, Police Department.

SPECIAL PRESENTATION
Human Services: Housing
Repair Assistance Program,
First Savings Bank Northwest
Grant

Housing Repair Coordinator Lawless introduced Mark Fehr, Community Reinvestment Officer and Assistant Vice President with First Savings Bank Northwest, and reported that for the past eleven years, the bank has been supporting the Housing Repair Assistance Program by providing matching funds to help pay for services. To date, the amount of support totals \$185,000.

Mr. Lawless explained that the purpose of the program is to help low-income, disabled, and older adults maintain their homes to be safe and healthy places to live. The services provided enable the recipients to maintain independent lifestyles and increase the amount of time they are able to stay in their homes.

Mr. Fehr was presented with an award in honor of the bank's continued support of the Housing Repair Assistance Program. Councilmember Corman noted the importance of the safety improvements that are provided by this program.

PUBLIC HEARING
Planning: Development
Regulations (Title IV) 2006
Docket Review

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Law opened the public hearing to consider amendments to the following City Code Title IV (Development Regulations) docket items: Alleys, Fast Food, and Towing Operations/Auto Impoundment Yards.

Starting with the amendments concerning fast food, Planning Manager Lind pointed out the existing inaccuracy and inconsistency with the "fast food" and "eating and drinking establishments" definitions, and the need to revise Note 22 associated with the zoning use tables. She stated that the proposal includes: adding "fast food restaurants" as a new category under "Retail" in the zoning table; allowing stand-alone fast food with drive-throughs in the Commercial Arterial (CA) zone; allowing fast food with drive-throughs only in the Employment Area Valley in the Light Industrial (IL) zone; revising definitions for "fast food" and "drive-in/drive-through retail or service"; and prohibiting drive-throughs in the Center Downtown and Center Village zones.

Turning to the amendments regarding alleys, Ms. Lind explained that the R-8 (eight dwelling units per acre) zone does not have development standards

requiring properties that abut an alley to use the alley for vehicular access to all parking areas. The recommended amendments include implementing standards for properties that abut public alleys in the R-8 zone with a paved and/or crushed rock surface, whereas vehicular access will be taken from the alley, and all parking areas and garages will be in the rear or side yards. Ms. Lind noted that the added development standards will maintain or improve established neighborhood characteristics.

Moving on to the amendments pertaining to towing operations/auto impoundment yards, Ms. Lind stated that towing and auto impoundment is only allowed in the Heavy Industrial and Medium Industrial zones. She pointed out the difficulty in finding available land in these zones suitable for this type of use, and noted that towing is a necessary service. Ms. Lind reported that the proposed changes include: permitting towing operations/auto impoundment yards in the IL zone when tow trucks and impounded vehicles are kept in a building; implementing a new definition for "towing operations" that omits the element of auto impoundment; permitting towing operations in the CA zone when the use is shared with an auto body or auto repair shop and when tow trucks are kept in a building when not in use; and allowing Class A, B, and E tow vehicles in both the IL and CA zones.

Correspondence was read from Angela Laulainen (Renton) supporting the alley amendments. She stated that the amendments will help maintain the pedestrian-friendly nature of the North Renton neighborhood, maintain the character of the neighborhood, and encourage developers to design homes with landscaped front yards.

Correspondence was read from Jason Scott (Renton) expressing concern regarding crime and alley safety in the North Renton Neighborhood. He recommended that the alley amendments only be considered as part of a comprehensive plan to address the most pressing issues in the neighborhood: blight, crime, and problem landlords.

Public comment was invited.

Ray Giometti (Renton) voiced support for the alley amendments as proposed, pointing out that single-family houses will be built that fit into neighborhoods as they look now. Stating that although these amendments are especially suitable for north and south Renton, he noted the possibility of separating the Highlands area and other parts of the City from the downtown area.

George Daniels (Renton) disagreed with the alley amendments, pointing out that currently, about 50 percent of the houses have off-the-street vehicular access. He encouraged the City to review the long-term ramifications, noting that alley maintenance will increase as traffic on the alleys increase. Additionally, Mr. Daniels expressed concerns regarding the negative effect on the use of backyards and the current encroachment of buildings into the alleys.

Nora Schultz (Renton) expressed her support for the alley amendments. She indicated that vehicular access from alleys makes sense in north and south Renton, as it is uniform and more visually appealing.

Howard McOmber (Renton) noted the lack of maintenance of alleys in the Highlands area. He stated his preference for more flexibility regarding vehicular access to homes in the Highlands area, suggesting that the Hearing Examiner make the determinations concerning access on a case by case basis.

There being no further public comment, it was MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. Councilmember Parker noted that these items will remain in Planning and Development Committee for further review.

ADMINISTRATIVE REPORT

Chief Administrative Officer Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2008 and beyond. Items noted included:

- ✱ The public is invited to an open house to kick-off the beginning of the Shoreline Master Program update on April 30 at City Hall.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of
4/21/2008

Approval of Council meeting minutes of 4/21/2008. Council concur.

Appeal: Blueberry Haven
Short Plat, Gordley, SHP-07-
131

City Clerk reported appeal of Hearing Examiner's decision regarding the Blueberry Haven Short Plat application (SHP-07-131) by Richard and Lauralee Gordley, represented by Dickson Steinacker LLP, accompanied by required fee. Refer to Planning and Development Committee. (See page 141 for action on related correspondence.)

Court Case: Shane Watson &
Lauren Watson, CRT-08-004

Court Case filed on behalf of Shane Watson and Lauren Watson by Sheffield & Associates who seek compensation for injury and permanent disability sustained by Shane Watson on 2/10/2005 while working as a subcontractor on the Maplewood Water Treatment Facility and Golf Course Improvements construction project. Refer to City Attorney and Insurance Services.

Annexation: New Life - Aqua
Barn, Maple Valley Hwy

Community and Economic Development Department recommended approval of the New Life - Aqua Barn Annexation; 374 acres located in the vicinity of Maple Valley Hwy. Council concur. (See page 140 for ordinances.)

Community Services: Park
Rules & Regulations Changes

Community Services Department recommended approval of the revisions to the Park Rules and Regulations. Refer to Community Services Committee.

Police: Lateral Police Officers
Hire at Step D

Police Department recommended approval of the starting compensation for two specific Lateral Police Officers at Step D of the salary range. Council concur.

Finance: Utility Bill
Adjustment, Community
Services Department

Public Works Department recommended approval of the request to waive the past due water bill in the amount of \$16,307.72 for the water meter at Liberty Park. Refer to Finance Committee.

Budget: 2008 Amendment,
Mechanic Assistant Position

Public Works Department recommended approval to amend the 2008 Budget for Fund 501, Equipment Rental, in the amount of \$37,077 to fund a Mechanic Assistant position, and approval to add the previously approved Street Maintenance Manager position to the 2008 Budget index of positions. Approval was also sought to hire a Mechanic Assistant, grade a09, effective 7/1/2008. Refer to Finance Committee.

Transportation: Ripley Lane
Shoulder Improvements, King
County

Transportation Systems Division requested approval of an agreement in the amount of \$19,700 with King County for providing shoulder improvements along Ripley Lane. Council concur. (See page 139 for resolution.)

Transportation: May Creek Bridge at NE 31st St Replacement, Parametrix

Transportation Systems Division recommended approval of an agreement in the amount of \$63,797 with Parametrix, Inc. for the May Creek Bridge at NE 31st St. Replacement project. Council concur.

CAG: 07-027, SW 34th St Culvert Replacement, RL Alia Company

Utility Systems Division submitted CAG-07-027, SW 34th St. Culvert Replacement; and requested approval of the project, authorization for final pay estimate in the amount of \$1,600, commencement of 60-day lien period, and release of retained amount of \$66,516.98 to R.L. Alia Company, contractor, if all required releases are obtained. Council concur.

SAD: Highlands Water Main Improvements

Utility Systems Division requested authorization to establish the Highlands Water Main Improvements Special Assessment District in the estimated amount of \$2,000,000 to ensure that project costs are equitably distributed to those who benefit. Refer to Utilities Committee.

Utility: Highlands Water Main Improvements, Harrington Square Associates

Utility Systems Division recommended approval of an agreement with Harrington Square Associates, LLC regarding cost sharing for the construction of the Highlands Water Main Improvements project. City's cost share is \$1,400,000. Refer to Utilities Committee.

MOVED BY PALMER, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS

Finance Committee

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 271339 - 271784 and two wire transfers totaling \$3,381,603.62; and approval of 142 Payroll Vouchers, one wire transfer, and 757 direct deposits totaling \$2,528,329.70. MOVED BY PERSSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Budget: 2008 Amendment, Information Technology Projects

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to amend the 2008 Budget and provide funds to complete information technology projects as follows:

1. \$273,000 for Maintenance Task Management Systems implementation,
2. \$136,000 for New World Police Systems software and services,
3. \$50,000 for completion of the website refresh, and
4. \$27,000 for a video and remote training system for the Fire and Emergency Services Department.

The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY PERSSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 141 for ordinance.)

Transportation (Aviation) Committee

Transportation: Metro Route 153 Bus Service, King County & Kent

Transportation (Aviation) Committee Chair Corman presented a report regarding the *Transit Now* Route 153 transit service partnership agreement. The Committee recommended concurrence in the staff recommendation to authorize the Mayor and City Clerk to enter into the King County Metro Route 153 partnership agreement with King County Metro Transit and the City of Kent. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 140 for resolution.)

RESOLUTIONS AND

The following resolutions were presented for reading and adoption:

ORDINANCES**Resolution #3943**

Transportation: Ripley Lane
Shoulder Improvements, King
County

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement with King County regarding reimbursement for work to be done on Ripley Lane. MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3944

Transportation: Metro Route
153 Bus Service, King County
& Kent

A resolution was read authorizing the Mayor and City Clerk to execute the transit service direct financial partnership agreement by and between King County and the cities of Renton and Kent. MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 5/5/2008 for second and final reading:

Annexation: New Life - Aqua
Barn, Maple Valley Hwy

An ordinance was read annexing approximately 374 acres of property generally located immediately south of the Renton Maple Valley Hwy. and immediately east of the Cedar River at approximately 136th Ave. SE; New Life - Aqua Barn Annexation. MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

Annexation: New Life - Aqua
Barn, CA Zoning (3.062
Acres)

An ordinance was read establishing the zoning classification for approximately 3.062 acres of property annexed within the City of Renton from King County zoning to CA (Commercial Arterial) zoning; CPA 2007-M-03; New Life - Aqua Barn Annexation. MOVED BY PERSSON, SECONDED BY PARKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

Annexation: New Life - Aqua
Barn, RC Zoning (109.35
Acres)

An ordinance was read establishing the zoning classification for approximately 109.35 acres of property annexed within the City of Renton from King County zoning to RC (Resource Conservation) zoning; CPA 2007-M-03; New Life - Aqua Barn Annexation. MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

Annexation: New Life - Aqua
Barn, RMH Zoning (26.79
Acres)

An ordinance was read establishing the zoning classification of approximately 26.79 acres of property annexed within the City of Renton from King County zoning to RMH (Residential Manufactured Home) zoning; CPA 2007-M-03; New Life - Aqua Barn Annexation. MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

Annexation: New Life - Aqua
Barn, R-4 Zoning (95.20
Acres)

An ordinance was read establishing the zoning classification of approximately 95.20 acres of property annexed within the City of Renton from King County zoning to R-4 (Residential - four dwelling units per net acre) zoning; CPA 2007-M-03; New Life - Aqua Barn Annexation. MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

Annexation: New Life - Aqua
Barn, R-8 Zoning (12.10
Acres)

An ordinance was read establishing the zoning classification of approximately 12.10 acres of property annexed within the City of Renton from King County zoning to R-8 (Residential - eight dwelling units per net acre) zoning; CPA-2007-M-03; New Life - Aqua Barn Annexation. MOVED BY PARKER, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

Annexation: New Life - Aqua Barn, R-14 Zoning (69.35 Acres)

An ordinance was read establishing the zoning classification of approximately 69.35 acres of property annexed within the City of Renton from King County zoning to R-14 (Residential - 14 dwelling units per net acre) zoning; CPA-2007-M-03; New Life - Aqua Barn Annexation. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

Budget: 2008 Amendment, Information Technology Projects

An ordinance was read amending the 2008 Budget in the total amount of \$486,000 as it relates to Information Services Fund 503. MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 5/5/2008. CARRIED.

The following ordinance was presented for second and final reading and adoption:

Ordinance #5372

Utility: Low-Income Senior & Disabled Utility Rates

An ordinance was read amending Chapter 1, Garbage, Chapter 2, Storm and Surface Water, Chapter 4, Water, and Chapter 5, Sewers of Title VIII (Health and Sanitation) of City Code by adjusting current utility discount rates for low-income senior/disabled residents. MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Citizen Comment: Blueberry Haven Short Plat Appeal, Gordley, SHP-07-131

Councilmember Parker reported receipt of correspondence within the deadline allowed by City Code regarding the appeal of the Hearing Examiner's decision concerning the Blueberry Haven Short Plat from the following: William E. O'Connor (Port Angeles), Sue Rider (Renton), Deanna Dobak (Renton), Barbara P. Hicks (Renton), Julie E. Bray (Renton), and Ashley A. Peck, Gendler & Mann LLP (Seattle). MOVED BY PARKER, SECONDED BY ZWICKER, COUNCIL REFER THESE ITEMS OF CORRESPONDENCE TO THE PLANNING AND DEVELOPMENT COMMITTEE. CARRIED.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY ZWICKER, COUNCIL ADJOURN. CARRIED. Time: 7:48 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
April 28, 2008